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PART I - NOTIFICATIONS BY GOVERNMENT, HEADS OF DEPARTMENTS AND OTHER OFFICERS

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NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

DRAFT VARIATION TO THE CONFIRMATION OF CHANGE OF LAND USE FROM PUBLIC AND SEMI-PUBLIC USE TO RESIDENTIAL USE IN RAMCHANDRAPURAM.

[G.O.Ms.No.296, Municipal Administration & Urban Development (H1), 31st July, 2017.]

APPENDIX

NOTIFICATION

The following variation to the Ramachandrapuram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.427, MA., dated : 21.09.2002 proposed to make in exercise of the powers conferred by clause (a) of Sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of Sub-section (2) of the said Section.

VARIATION

The site in R.S.No.485/P of Ramachandrapuram to extent of 1559.63 Sq.Mts. and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public & Semi-public land use in the General Town Planning Scheme (Master Plan) of Ramachandrapuram Town, sanctioned in G.O.Ms.No.427, MA Dt : 21.09.2002 is now designates for Residential use by variation of change of land use basing on the Council Resolution No : 174, dated:04.11.2016 as marked as “A, B,C, D” in the revised part proposed land use map bearing G.T.P. Map No.26/2017/R available in the Municipal Office of Ramachandrapuram Town, **subject to the following conditions that ;**

1. The applicant shall handover the site affected portion under road widening through Registered Gift Deed at free of cost to Ramachandrapuram Municipality.

2. The applicant shall maintain buffer towards Murugu Kaluva as per G.O.Ms.No.119, MA&UD Dept, dated : 28.03.2017.

3. The applicant shall take prior approval from the Competent Authority before development of site under reference.

4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

7. The change of land use shall not be used as the proof of any title of the land.

8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 30’-0" wide road
East	:	Existing 29’-0" wide road to be widened as per Master Plan
South	:	Apartment Building under construction approved vide B.P No.103/2016/R.
West	:	Existing 30’-0" wide Municipal Drain followed by Residential Houses.

R. KARIKAL VALAVEN,
Principal Secretary to Government.

DRAFT VARIATION TO THE CONFIRMATION OF CHANGE OF LAND USE FROM PRIMARY SCHOOL ZONE TO RESIDENTIAL USE ZONE AND DELETION OF MASTER PLAN ROADS IN BHIMAVARAM.

[G.O.Ms.No.297, Municipal Administration & Urban Development (H1), 31st July, 2017.]

APPENDIX

NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.951, MA., dated : 27.11.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of Sub-section (2) of the said section.

VARIATION

The site in R.S.No.58/1B(P), 59/3 (P) to an extent of 7284.45 Sq.Mts cents of Bhimavaram Town, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Public & Semi Public use and 40'-0" & 33'-0" wide roads in the General Town Planning Scheme (Master Plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA Dt : 27.01.1987 is now designates for Residential use by variation of change of land use basing on the Council Resolution No.674/2015, dated:30.03.2015 in the revised part proposed land use map bearing G.T.P. No.1/2017/R available in the Municipal Office Bhimavaram town, **subject to the following conditions that ;**

1. The applicant shall handover the site to an extent of 462.68 Sq.Mts (under 60'-0" wide MP Road) and 332.67 Sq. Mts. (affected under 40'-0" wide MP Road) to the Bhimavaram Municipality through Registered Gift Deed at free of cost for widening of Master Plan roads.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.
3. The applicant shall obtain building permission and to pay 14% open space charges and other relevant fees as per rules.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Approved layout of LP No. 15/1995 & 117/1992
East	:	Existing Road to be widened to 40’-0" wide and compound wall of Cosmos Club.
South	:	Existing 33’-0" wide road and vacant land in R.S.No.59/4
West	:	Proposed 60’-0" wide Master Plan road.

R. KARIKAL VALAVEN,
Principal Secretary to Government.

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